



Commercial Parcel with US Hwy I-35 Visibility in Albert Lea

6.5 +/- Acres | Freeborn County, MN | \$975,000



National Land Realty
1005 Superior Drive
Northfield, MN 55057
NationalLand.com



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tjensen@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.

ACREAGE BREAKDOWN

+/- 6.50 acres

ADDRESS

21133 775th St
Albert Lea, MN 56007

TAXES

\$1,052/year (2025)

PARCEL #/ID

R34.398.0190

LOCATION

Located at the NE corner of US I-35
and East Main St/Twp 46, Albert
Lea, MN (to the west of Love's
Travel Stop)

PROPERTY HIGHLIGHTS

- View the listing information for 21135 via the link below:
<https://nationalland.com/listing/commercial-zoned-site>



nationalland.com/listing/commercial-parcel-with-us-hwy-i35-visibility-in-albert-lea



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning

Interstate Development District

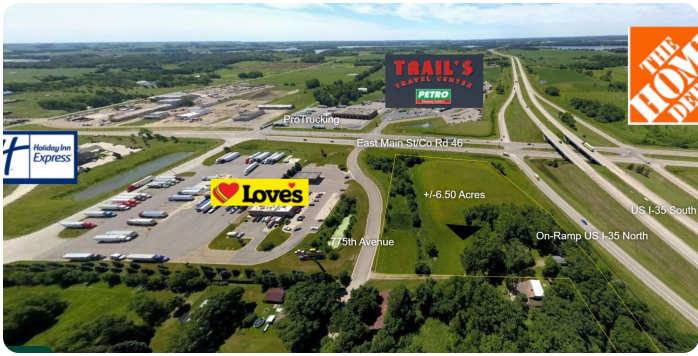
Listing ID#

3217614

Future Land Use

Interstate Development





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Commercial Investors, Developers, Corporate Users, & Industrial Prospects

A High-Exposure Asset Ready for Immediate Commercial or Industrial Deployment

This **6.5 acre IDD-zoned (Interstate Development District parcel)** sits in one of Albert Lea's strongest commercial corridors and is fully positioned to support revenue-focused development. With completed zoning, full utilities, and top-tier interstate frontage, the property minimizes pre-development hurdles while maximizing long-term value.

Investment Highlights

- **Interstate-fronting property** with 21,000+ daily vehicles
- **Completed IDD zoning** — significantly reduces entitlement timelines
- **Utilities available** (water, sewer, electric, natural gas)
- **Proven commercial trade area** with major national brands
- **Strong traffic drivers:** retail, hospitality, travel centers, industrial activity

This is a site where projects can move from planning to groundbreaking more quickly than raw/unzoned land.

Ideal For a Wide Range of Uses

Retail & Consumer Services

High visibility makes this site ideal for:

- Fuel, food, and retail pads
- Convenience centers
- National quick-service restaurants
- Brand expansions

Hospitality

Interstate visibility and proximity to existing hotels support:

- Limited-service hotels
- Extended stay lodging
- Multi-brand hotel clusters



Logistics & Light Industrial

Interstate access, flat land, and regional positioning favor:

- Distribution/light manufacturing
- Small-to-mid-size warehouses
- Flex industrial buildings
- Corporate training or R&D facilities

Multifamily & Mixed-Use

IDD zoning allows:

- Townhome communities
- Workforce or market-rate multifamily
- Mixed-use combinations of commercial + residential

Regional Access & Workforce Advantage

- Immediate on/off access to **I-35**
- Near **I-90** interchange for broader Midwest distribution
- Airport access (2.7 miles) for business travel and logistics
- Access to Albert Lea's industrial labor base
- Close to major trucking and transportation routes

For companies or investors seeking a logistics-friendly, labor-accessible location without metro-area pricing, this site stands out.

Opportunity to Scale

The adjacent **7.0-acre parcel** creates the option for a **13.5-acre** portfolio — attractive for:

- Multi-building industrial parks
- Larger distribution users
- Combined retail/hospitality development
- Corporate campuses
- Phased investment projects

View the adjacent 7.0 acre parcel (21135 775th Ave) via the link below:

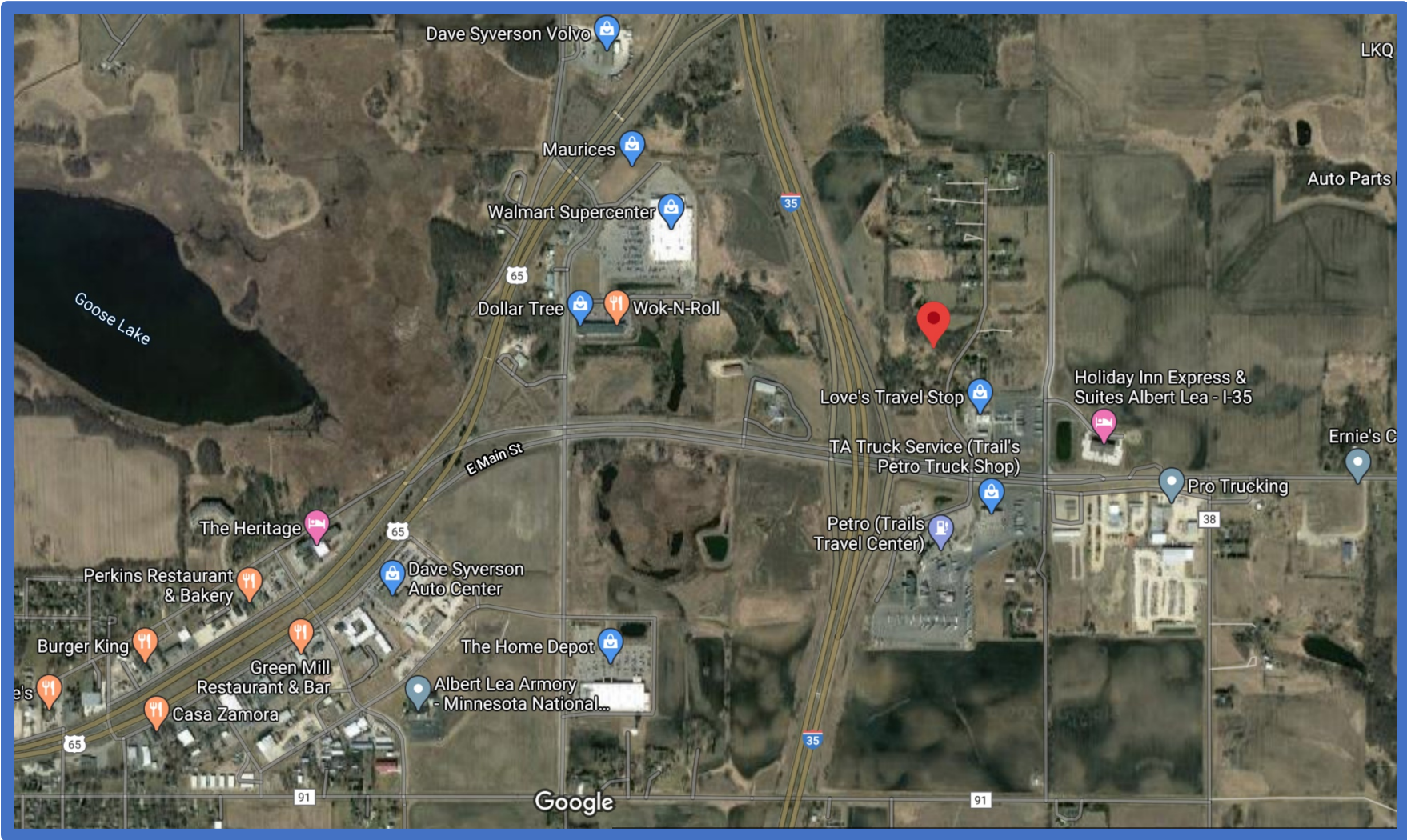
<https://nationalland.com/listing/commercial-zoned-site>



Recent Developments in Albert Lea:

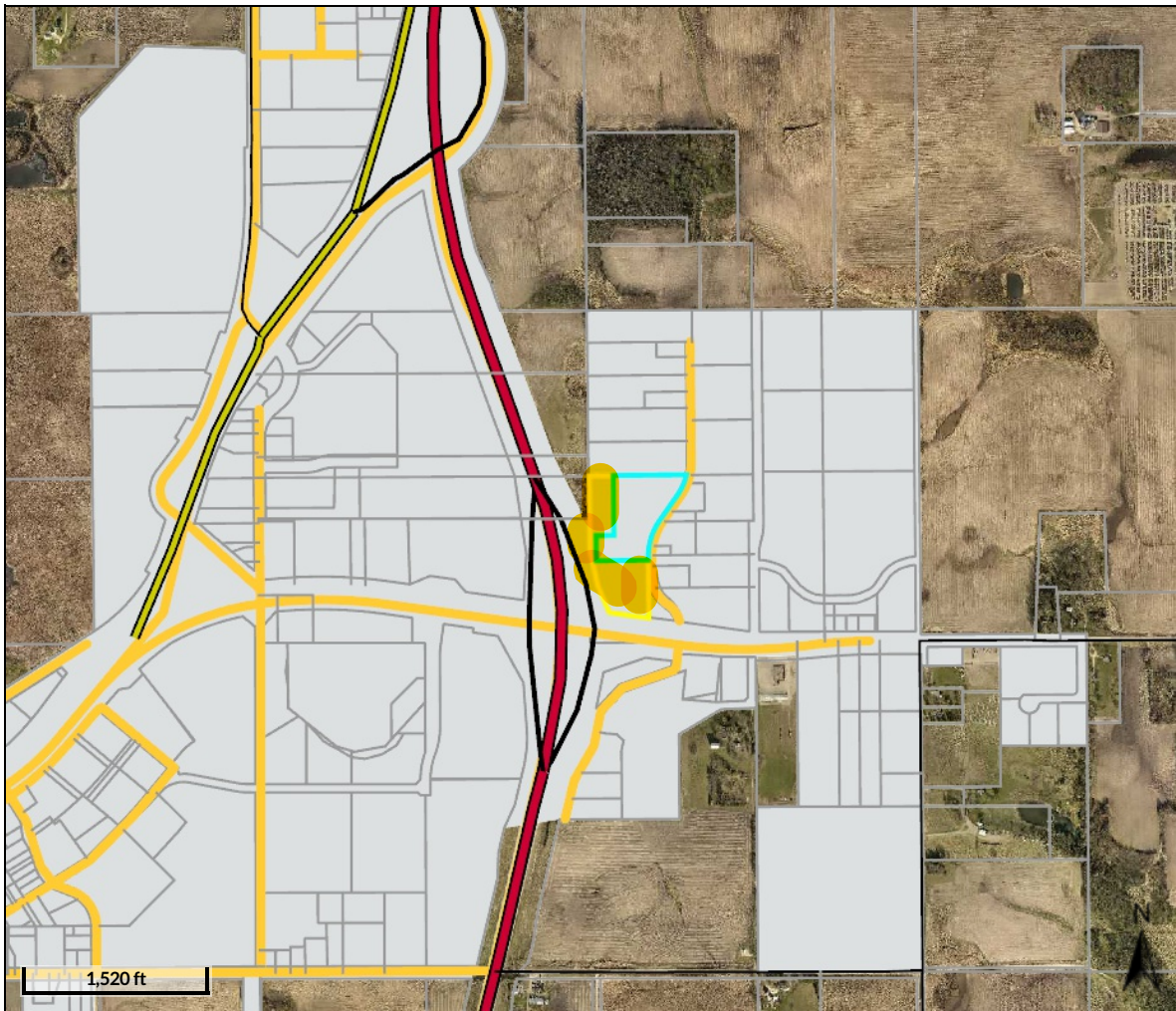
- Riverland College Addition \$ 5,200,000
- Elks building re-use into an atty's office \$ 840,000
- Vortex Cold Storage facility \$20,187,000
- Amtek dryer building \$ 2,650,000
- Zumbro Foods Addition \$ 3,448,000 + \$165,000 Addtn
- Mercy Medical Center \$ 2,619,000
- Rihm Kenworth showroom/shop \$ 2,400,000
- New Veterans Administration Clinic \$ 2,500,000
- Skyline Mall conversation of area for "Sky Flats Apartments" \$ 4,500,000
- New City Fire Station \$ 7,996,000
- New Freeborn Mower Electric office/shop \$13,700,000
- New 48 unit "Unique Apartments" \$ 4,000,000
- Albert Lea Seedhouse processing expansion \$ 1,108,415
- Frito Lay distribution warehouse \$ 420,000
- School District 241 Athletic complex, Stadium, bleachers, fieldhouse & athletic fields \$10,127,400
- As well as several other updates/renovations and expansions ranging from \$30,000 to \$420,000

LOCATION MAP SHOWING I35 ACCESS AND PROXIMITY TO COMMERCIAL USES IN THE AREA

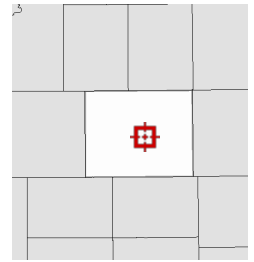


North















Overview



Legend

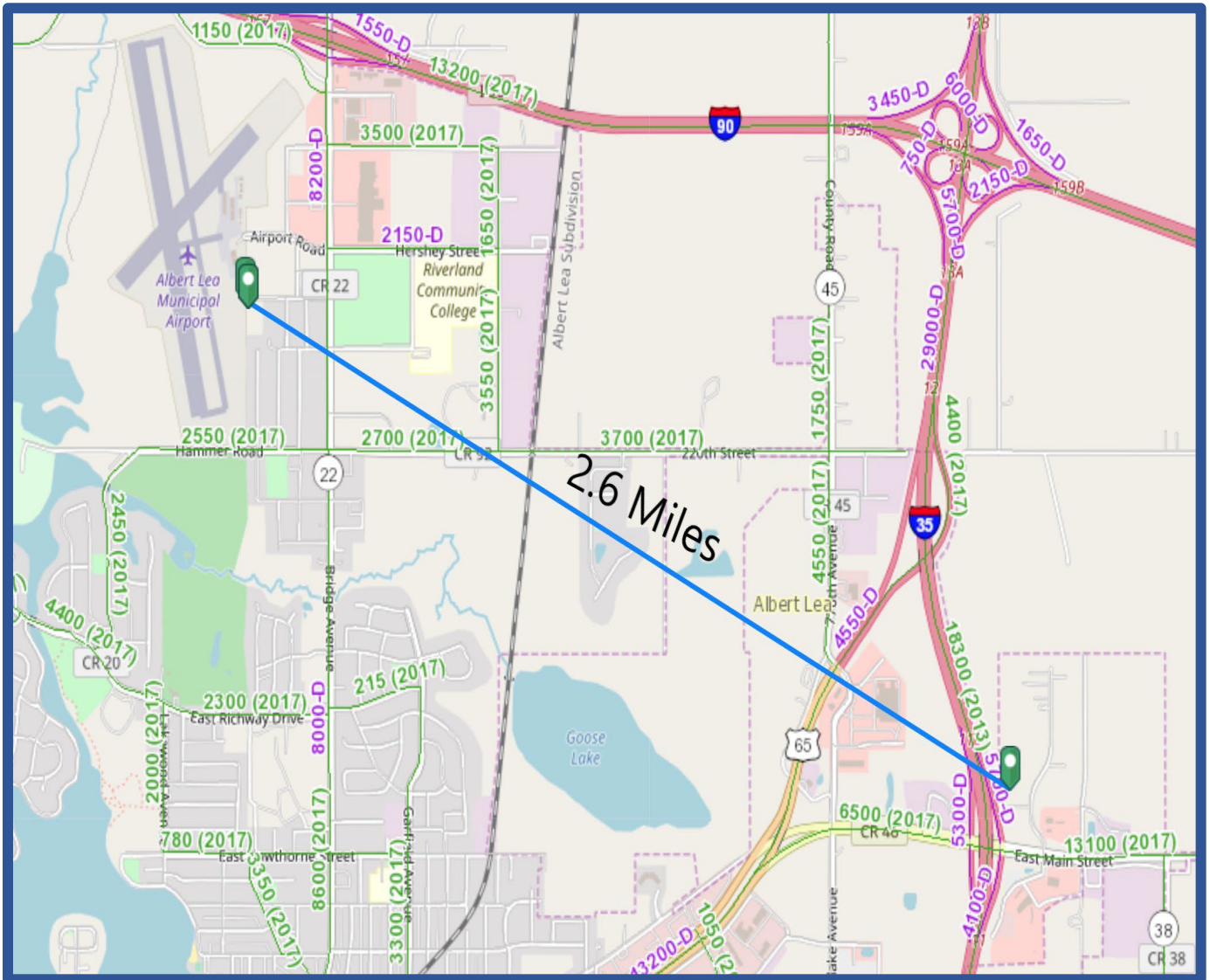
-  Parcels
-  County Limits
-  Lot Lines-Albert Le
-  Townships
- Roads and Highways**
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  US Hwy
- Address Numbers**
-  Cities Background
-  City Road Segment

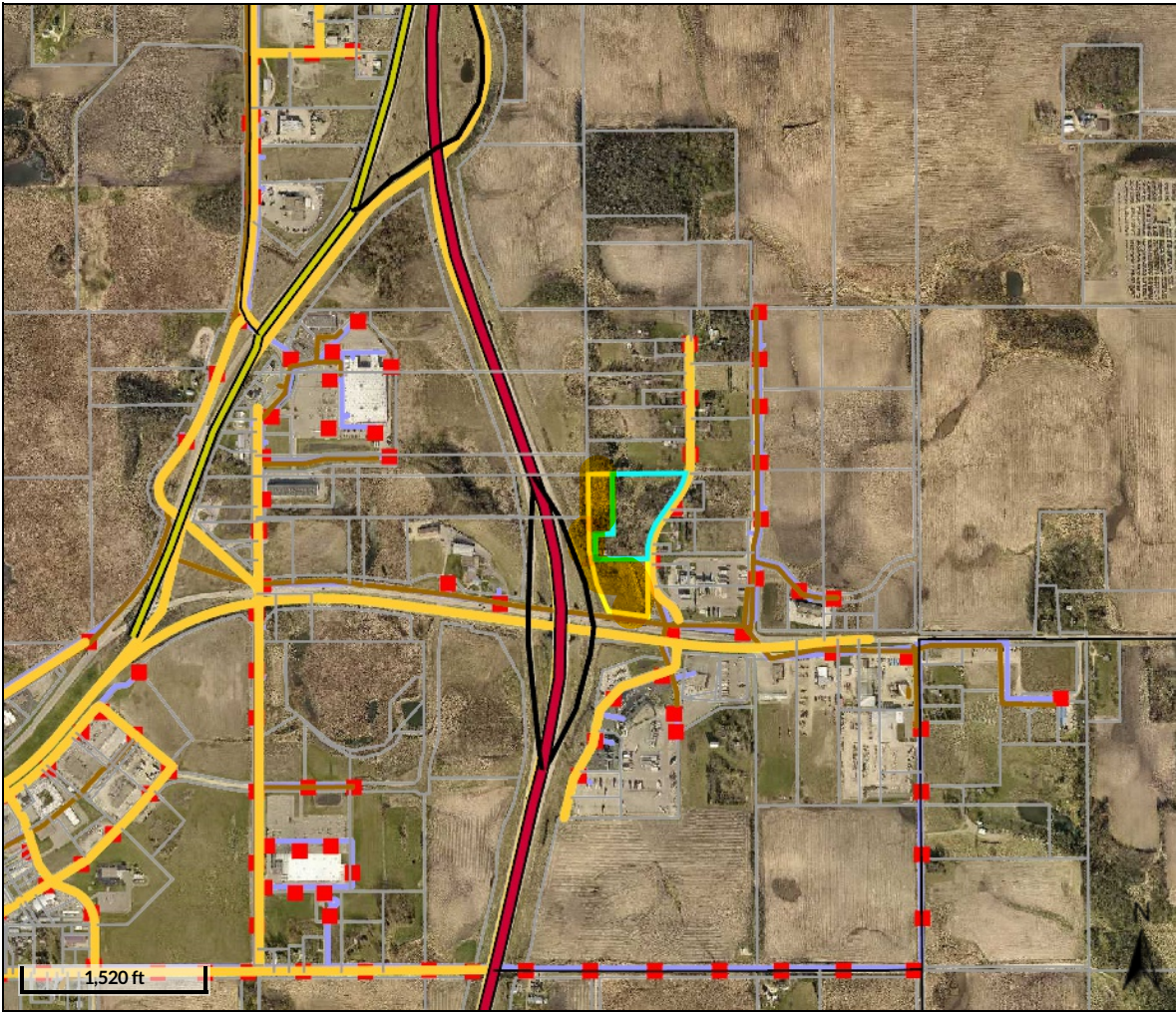
Parcel ID	343980180	Alternate ID	n/a	Owner Address	VANDEGRIFT,MARC T ETAL
Sec/Twp/Rng	02-102-021	Class	201 - (NON-HSTD) RESIDENTIAL		2607 RIDGE ROAD
Property Address	21135 775TH AVE	Acreage	7		MARSHALLTOWN, IA 50158
	ALBERT LEA				
District	A LEA CITY 241 SRRW				
Brief Tax Description	Sect-02 Twp-102 Range-021 SUBD. OF W 1/2 SE 1/4 SEC. 2-1 Lot-013 7.00 AC LOT 13 SUBD W1/2 SE1/4 2-102-21 7.00 ACRES CITY OF ALBERT LEA				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/10/2020
 Last Data Uploaded: 2/10/2020 3:37:51 AM

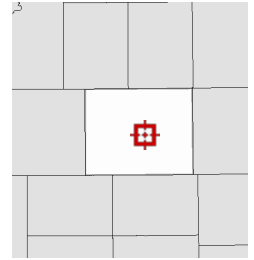
Developed by  Schneider
 GEOSPATIAL

Location Map Showing Proximity From 21133 775th Ave to the Albert Lea Municipal Airport

















Overview



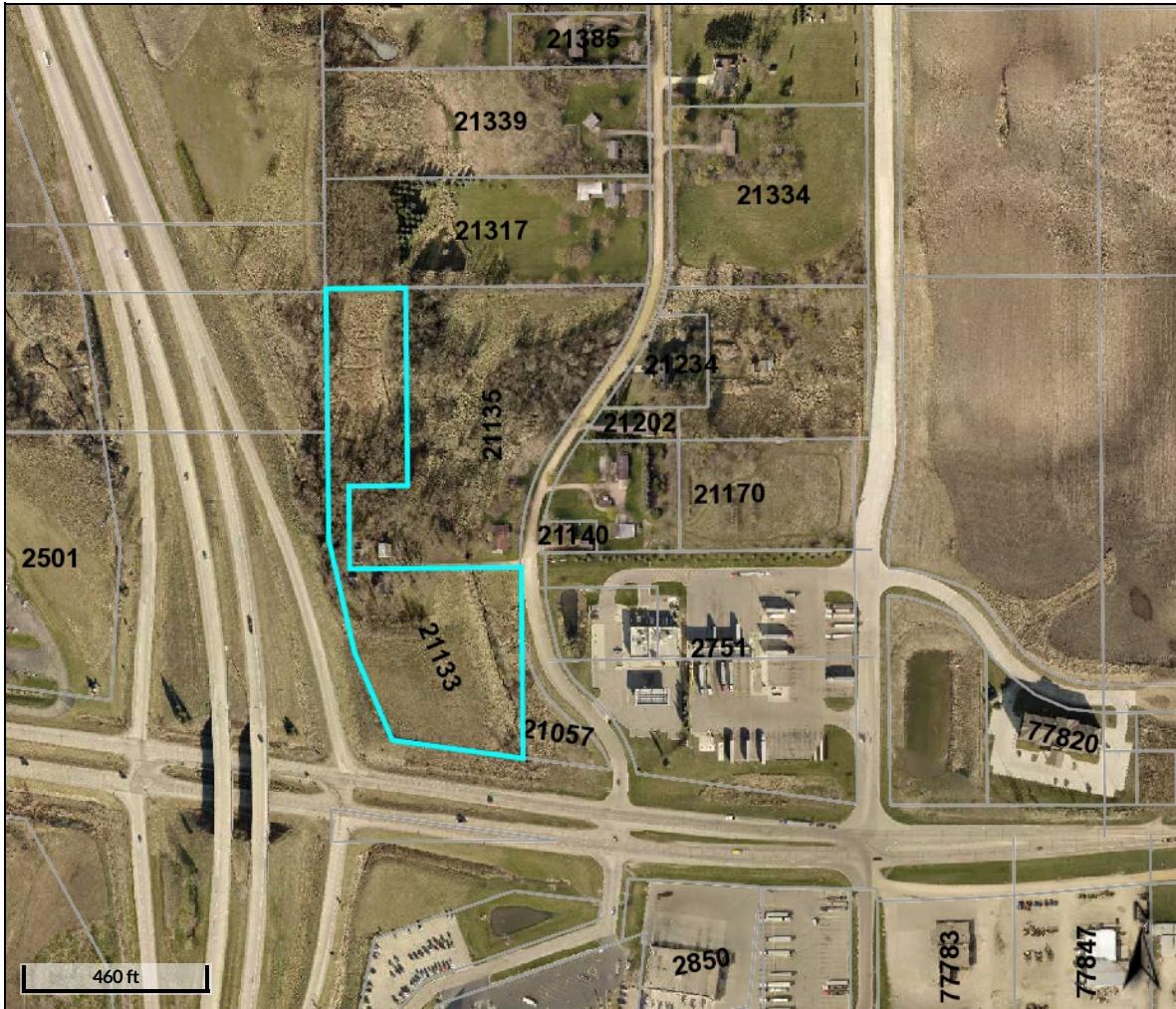
Legend

-  Parcels
-  County Limits
-  Lot Lines-Albert Lea
-  Townships
- Roads and Highways**
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  US Hwy
- Address Numbers**
-  City Road Segment
-  Water Hydrants
-  Water Lines
-  Sanitary Lines

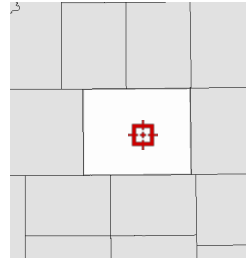
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Developed by 



Overview



Legend

-  Parcels
-  County Limits
-  Lot Lines-Albert Le
-  Townships
- Address Numbers

Parcel ID	343980190	Alternate ID	n/a	Owner Address	HOEVE,JAMES E
Sec/Twp/Rng	02-102-021	Class	201 - (NON-HSTD) RESIDENTIAL		6227 176TH ST W
Property Address	21133 775TH AVE	Acreage	6.5		FARMINGTON, MN 55024
	ALBERT LEA				
District	A LEA CITY 241 SRRW				
Brief Tax Description	Sect-02 Twp-102 Range-021 SUBD. OF W 1/2 SE 1/4 SEC. 2-1 Lot-P14 6.50 AC LOT 14 EXC .62 A FOR HWY SUBD W1/2 SE1/4 2-102-21 6.50 ACRES CITY OF ALBERT LEA				
	<i>(Note: Not to be used on legal documents)</i>				

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Developed by  **Schneider**
 GEOSPATIAL

Aerial Map



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NATIONAL LAND REALTY



Map Center: 43° 39' 39.28, -93° 19' 5.57



**2-102N-21W
Freeborn County
Minnesota**

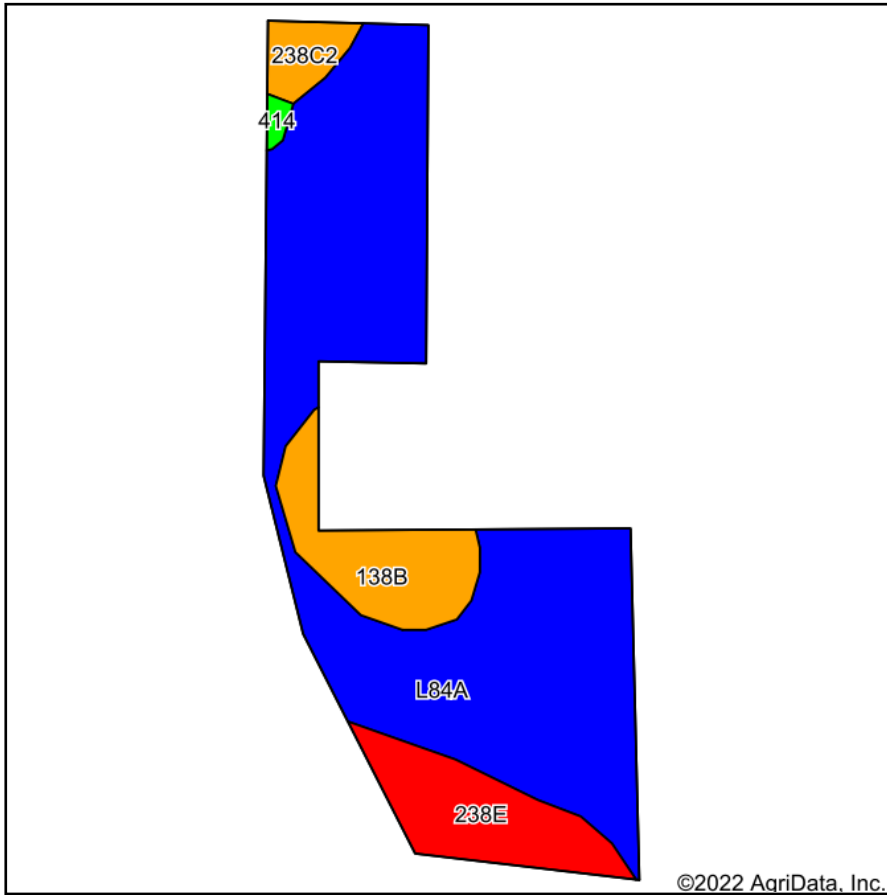


2/23/2022

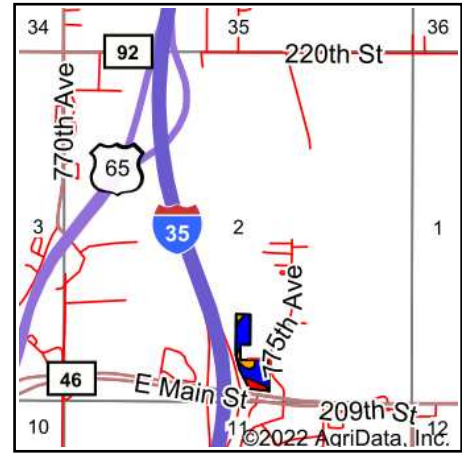
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Freeborn**
 Location: **2-102N-21W**
 Township: **Albert Lea**
 Acres: **6.81**
 Date: **2/23/2022**



Maps Provided By:



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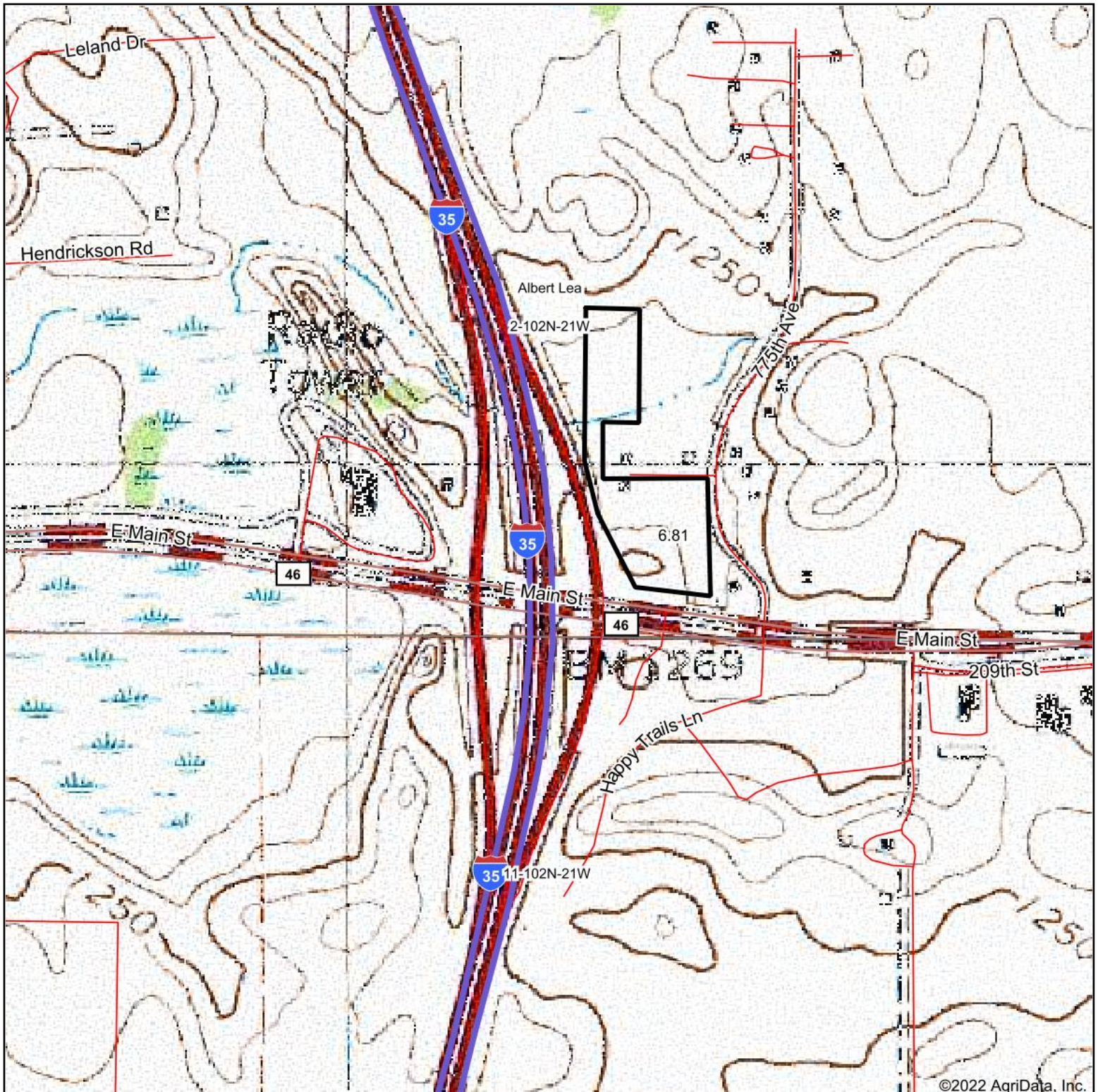
Area Symbol: MN047, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.03	73.9%		Illw	86						
238E	Kilkenny clay loam, 16 to 30 percent slopes	0.80	11.7%		Vle	32		3				
138B	Lerdal silty clay loam, 2 to 6 percent slopes	0.76	11.2%		Ile	80		4.6	172	73	48	
238C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	0.22	3.2%		Ille	74	6	4.6	152	81	44	
Weighted Average						3.24	78.6	0.2	1	24.1	10.8	6.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map

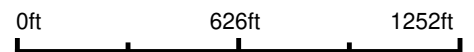


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NATIONAL LAND REALTY



map center: 43° 39' 34.32, -93° 19' 10.55



2-102N-21W
Freeborn County
Minnesota



2/23/2022

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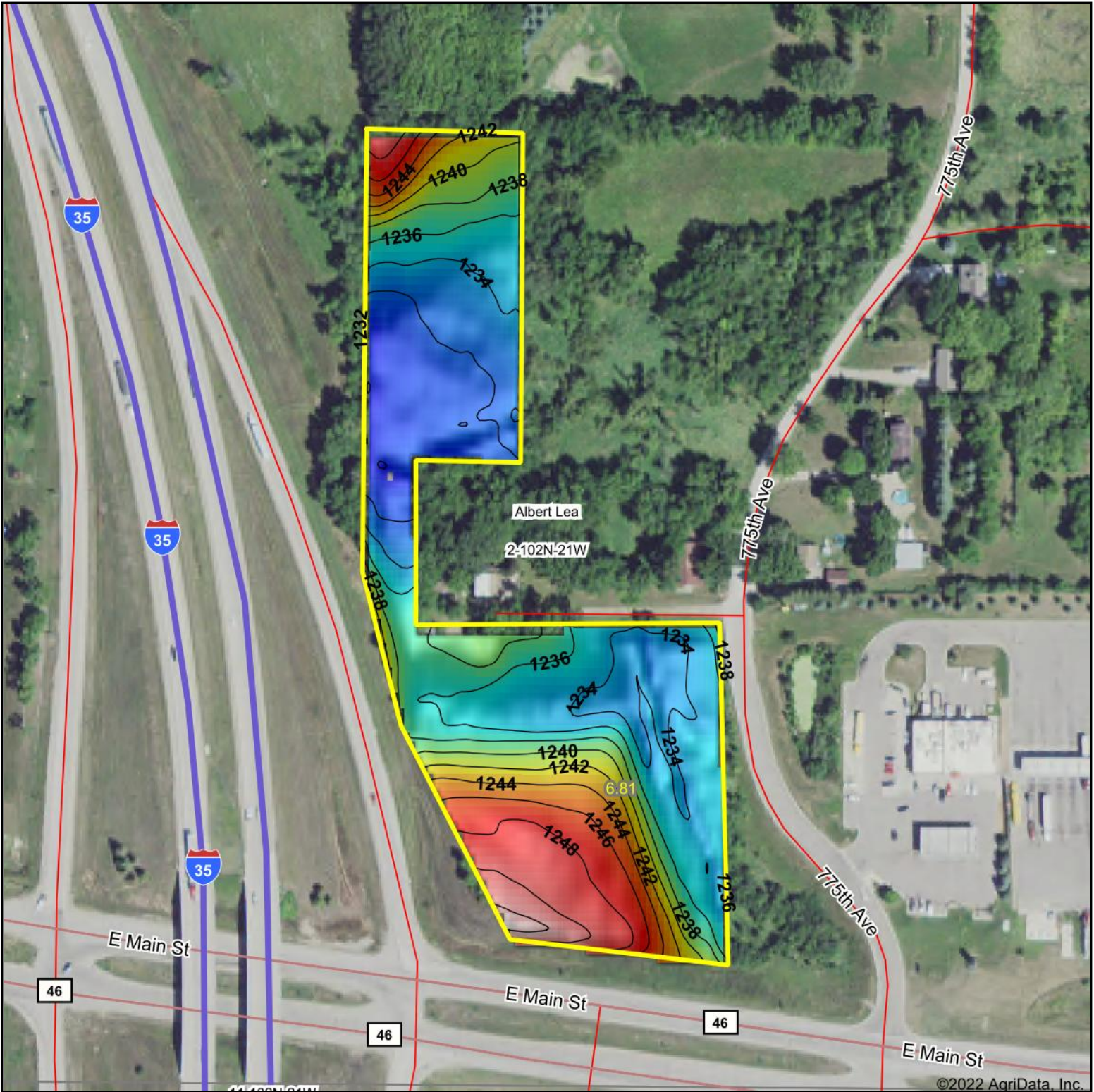
Topography Contours



		<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 2.0</p> <p>Min: 1,229.8</p> <p>Max: 1,253.6</p> <p>Range: 23.8</p> <p>Average: 1,238.1</p> <p>Standard Deviation: 5.84 ft</p>	<p>0ft 216ft 431ft</p> <p>2-102N-21W Freeborn County Minnesota</p> <p>2/23/2022</p> <p>Map Center: 43° 39' 34.32, -93° 19' 10.55</p>
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Field borders provided by Farm Service Agency as of 5/21/2008.

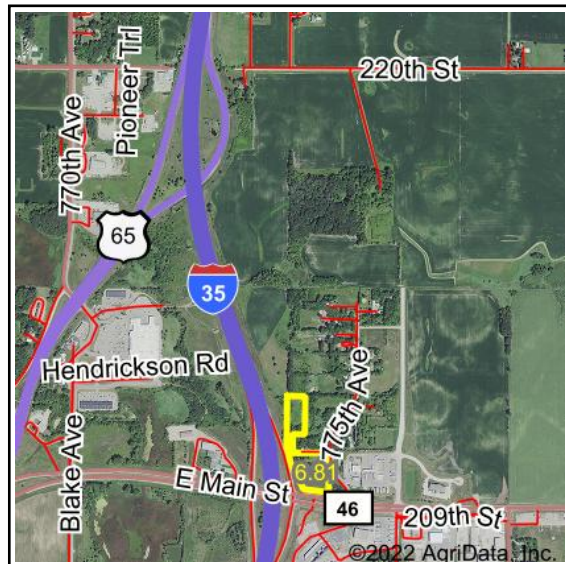
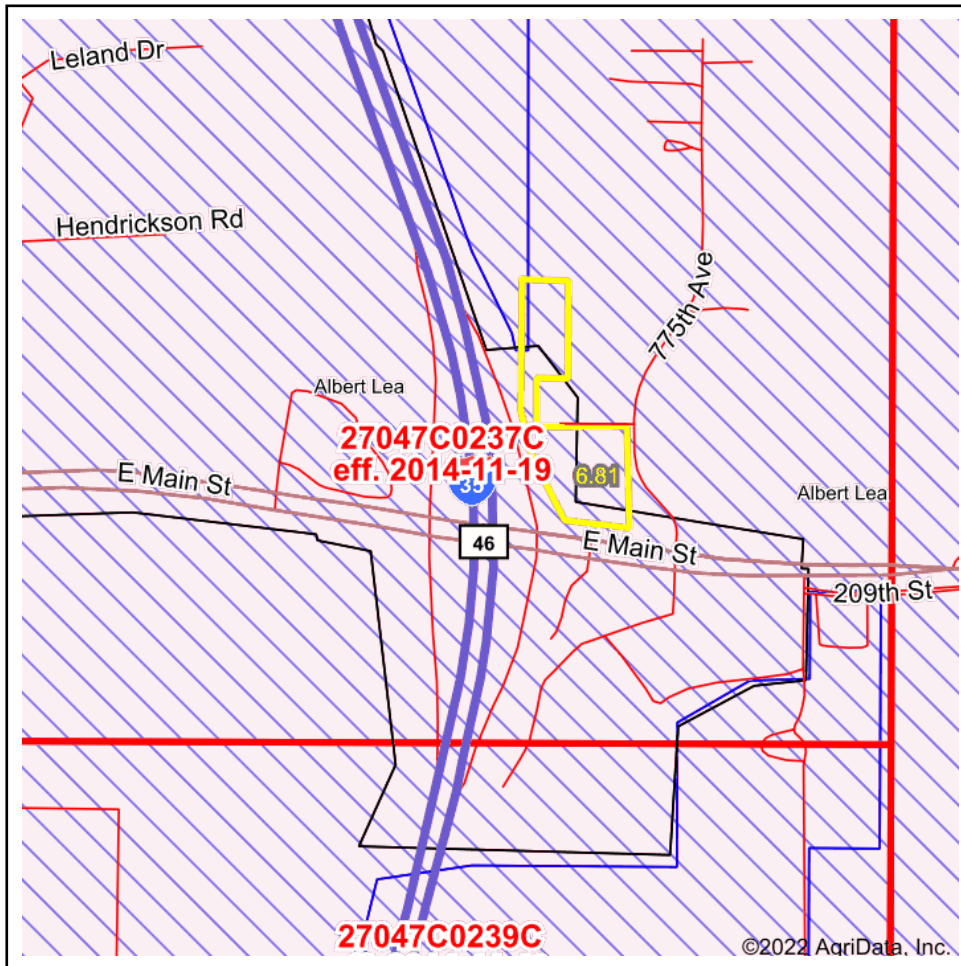
Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 2 Min: 1,229.8 Max: 1,253.6 Range: 23.8 Average: 1,238.1 Standard Deviation: 5.84 ft</p>	<p>0ft 216ft 431ft</p> <p> 2/23/2022 2-102N-21W Freeborn County Minnesota map center: 43° 39' 34.32, -93° 19' 10.55 </p>
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FEMA Report



Map Center: 43° 39' 34.32, -93° 19' 10.55
 State: MN Acres: 6.81
 County: Freeborn Date: 2/23/2022
 Location: 2-102N-21W
 Township: Albert Lea

NATIONAL LAND REALTY
 Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
City of Albert Lea	270135	Freeborn	Regular	6.58	96.6%
Freeborn County	270134	Freeborn	Regular	0.23	3.4%
Total				6.81	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	6.81	100%
Total			6.81	100%

Panel	Effective Date	Acres	Percent
27047C0237C	11/19/2014	6.81	100%
Total		6.81	100%

